



WOOD & PILCHER



- 2 Bed Semi Detached Property
- Popular St. James Location
- Short Walk To Town Centre
- Kitchen/Breakfast Room
- On Street Parking
- Energy Efficiency Rating: F

Western Road, Tunbridge Wells

£375,000

woodandpilcher.co.uk

2 Western Road, Tunbridge Wells, TN1 2JJ

This well presented semi detached property is located in the ever popular St. James area of town, a short walk to the main shopping area of Tunbridge Wells. It has spacious accommodation including sitting room, kitchen/breakfasting room and cloakroom on the ground floor with two double bedrooms and a good sized bathroom on the first floor. This Victorian property also enjoys features such as period fireplaces in many of the rooms, double glazing throughout, gas central heating and a low maintenance rear garden. Parking is on street parking and a residents permit is available in this area.

ENTRANCE:

Via part glazed entrance door into:

SITTING ROOM:

A bright room with double glazed bay window to front and further side window. Feature fireplace with log burner and hearth, two radiators, downlights, carpet.

KITCHEN/BREAKFAST ROOM:

A good sized room with space for eating with a wide range of wall and base units with a complementary worktop. Built in dishwasher, built in oven with electric hob and extractor hood over. Spaces for washing machine and tumble dryer. Inset sink and drainer with mixer tap over, wooden flooring, downlights, radiator. Built in breakfast table. Double glazed door to side. Large understairs store cupboard and further store cupboard housing electric consumer unit and meters.

CLOAKROOM:

Low level wc, wall mounted wash hand basin with tiled splashback, built in cupboard housing wall mounted gas central heating boiler, radiator. Double glazed window to side.

FIRST FLOOR LANDING:

Loft hatch with ladder and light, double glazed window to side, carpet.

MAIN BEDROOM:

A double bedroom with double glazed window to front, feature fireplace with cast iron inset, carpet, radiator.

BEDROOM 2:

A further double bedroom currently used as an office. Large built in wardrobe, feature fireplace with cast iron inset, double glazed window to rear, carpet, radiator.



BATHROOM:

A white suite comprising panelled bath with shower over, inset wash hand basin with cupboard underneath, low level wc. Built in store cupboards, part tiling to walls, laminate flooring, heated towel rail. Double glazed window to rear, downlights, extractor fan.

OUTSIDE REAR:

Gated side access, a decked area providing a low maintenance garden having a southerly aspect, fencing and walling to boundaries.

OUTSIDE FRONT:

Walling and gate to front, block paved pathway to gated side access. Paved walkway to entrance door, area of artificial lawn.

PARKING:

On street parking, residents permits are available in this area.

SITUATION:

Western Road forms one of a number of pretty streets of terraced and semi detached houses a little off Camden Road and pleasingly close to the recently renovated Grosvenor & Hilbert Park. Whilst a peaceful and pleasant neighbourhood one is able to access many of Tunbridge Wells principal attractions easily by foot. The town has an excellent mix of social, retail and educational facilities to include a number of sports clubs and societies, a host of independent retailers between the Pantiles and Mount Pleasant with multiple offerings at the Royal Victoria Place, adjacent Calverley Road and nearby North Farm Retail Park. Tunbridge Wells has an excellent selection of schools at Primary, Secondary, Independent and Grammar levels, many of which are accessible from the property. The aforementioned Grosvenor & Hilbert Park is a lovely urban space a short walk from the house, a subject of recent lottery grants it has been renovated to an extremely high standard and now boasts sports pitches, medieval woodland, feature lakes and play areas.

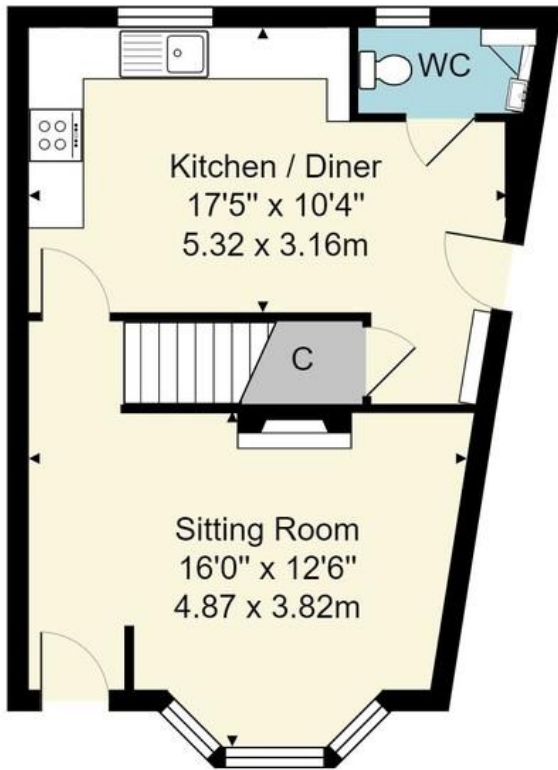
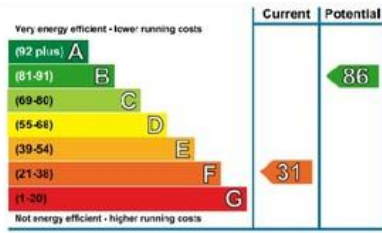
TENURE:

Freehold

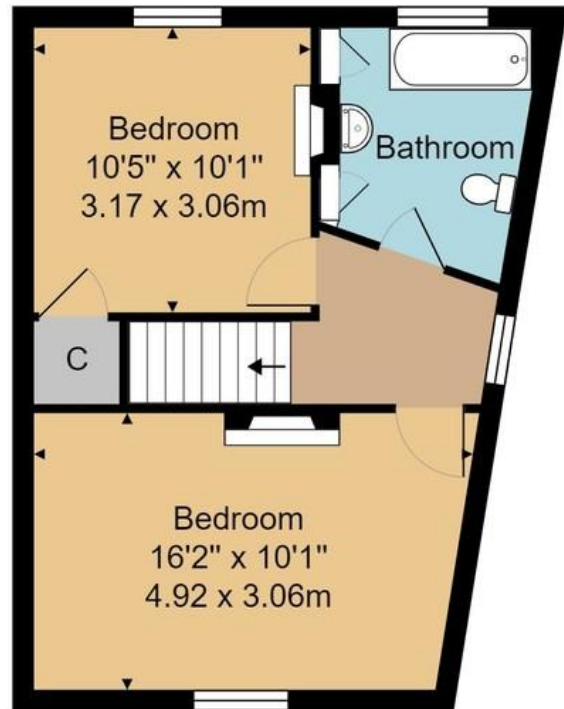
VIEWING:

By appointment with Wood & Pilcher 01892 511211





Ground Floor



First Floor

Approx. Gross Internal Area 811 sq. ft / 75.3 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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